



- NOTES:
1. CLEAN EXISTING BRICK ON ENTIRE FRONT ELEVATION EXCEPT WHERE NOTED.
  2. REPOINT CRACKED AND DETERIORATED MORTAR JOINTS UNDER THE UNIT PRICE PROVISIONS OF THE CONTRACT.

- CONCRETE PORCH SLAB REPLACEMENT**
1. REMOVE EXIST CONC SLAB-ON-GRADE.
  2. REPLACE WITH A NEW 4" THICK SLAB-ON-GRADE ON STONE BASE AS SPECIFIED.
  3. MATCH EXIST PLAN DIMENSIONS AND SLOPE.
  4. TURN-DOWN EDGES OF SLAB TO A MINIMUM OF 4" BELOW FINISH GRADE.
  5. T.O. NEW SLAB ELEVATION SHALL BE 2 1/2" LOWER TO ACCOMMODATE PT 2x4 SLEEPERS AND 3/4" T&G TP WOOD DECKING. FASTEN SLABERS TO CONCRETE SLAB W/ 3/8" x 3 1/2" CONCRETE SCREWS @ 12" O.C. MAX.

- REPLACE EXISTING GUTTER AND  
DOWNSPOUT AT PORCH WITH NEW  
PRE-FINISHED ALUMINUM , ROUND  
AND HALF ROUND GUTTERING.  
COORDINATE WITH CITY OF ROANOKE  
FOR STORM WATER RUN-OFF.

- NEW WINDOWS AND DOORS, TYP A  
SEE 5 AND 6/A203
- ADD TOTAL OF (4) NEW CEILING FANS  
UPSTAIRS AND (2) DOWNSTAIRS  
SEE 8/A203 FOR TYPE AND SIZE

2. REMOVE EXIST WOOD BEAD BOARD CEILING FOR THE ENTIRE AREA OF THE PORCH.
3. REPOSITION EXISTING 2x8 WOOD FLOOR JOISTS. REMOVE OR CUT EXIST NAILS AS REQ'D.
4. PROVIDE SIMPSON LUS26 HANGERS AND EACH JOIST END BEARING. FASTEN WITH (4)10d NAILS AT JOIST AND BEAM SIDE OF CONNECTION.
5. PROVIDE BLOCKING BEHIND HANGER ON BEAM SIDE IF REQ'D.
6. FASTEN W/ A MINIMUM OF (6) 12d NAILS PER JOIST HANGER.
7. REPLACE DETERIORATED JOISTS UNDER THE UNIT PRICE PROVISIONS OF THE CONTRACT.
8. REPLACE DETERIORATED WOOD DECK BOARDS UNDER THE UNIT PRICE PROVISIONS OF THE CONTRACT.
9. PROVIDE NEW PAINTED WOOD BEAD BOARD CEILING. MATCH EXISTING PROFILE.

- REPLACE EXISTING GLAZING WITH NEW 3/8" INSULATED GLASS IN EXISTING OPENINGS AT TRANSOMS, REPAIR AND REPLACE EXISTING WOOD SASHES AND STOPS AS REQUIRED TO ACCEPT GLAZING

- PROVIDE NEW 25 YEAR ASPHALT ROOFING SHINGLES AND ROOF FELT; REPAIR AND REPLACE ROOF SHEATHING AS REQUIRED. ESTIMATE 15% REPLACEMENT; SEE UNIT PRICING PROVISIONS OF SPECIFICATIONS

- REPAIR & REPLACE WOOD AT EAVES, PAINT
- 
- WITH NEW TONGUE AND GROOVE SOFFIT
- 
- BOARD

- REPLACE EXISTING RAILINGS WITH NEW -  
PRE-PRIMED WOOD RAILINGS, PAINT  
TYP- SEE 3&4/A203

- PATCH, FILL AND REPAIR EXISTING DOOR  
FRAME AND SASH AS REQUIRED TO RECEIVE  
NEW DOOR AND WINDOWS; PAINT; SEE 5/A203

- REMOVE AND REPLACE WITH  
NEW ALUMINUM CLAD  
WOOD WINDOWS INCLUDING  
TRANSOMS. SEE 6/A203

- REMOVE EXISTING MASTIC AND  
BROKEN TILE WORK. REPAIR, PATCH  
AND REPOINT BRICK MASONRY AS  
REQUIRED AND PAINT, TYPE

- REMOVE ALL EXISTING TILE.  
CLEAN AND REPAIR BRICK;  
PAINT, TYPE
- NEW ALUMINUM  
CLAD WOOD DOOR.  
REPLACE WITH NEW GLASS;  
REPLACE STOP, FRAME TO STAY  
SEE 5/A203

